

**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, March 10, 2005, 7:30 p.m.
777 B Street, Hayward, CA 94541**

MEETING

The regular meeting of the Hayward Planning Commission was called to order at 7:30 p.m., by Chair Sacks followed by the Pledge of Allegiance.

ROLL CALL

Present: COMMISSIONERS: Lavelle, McKillop, Bogue, Thnay, Peixoto, and
CHAIRPERSON: Sacks
Absent: COMMISSIONER: Zermefio

Staff Members Present: Anderly, Calame, Conneely, Macias

General Public Present: Approximately 30

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARINGS

1. General Plan Amendment No. PL-2005-0045 – City of Hayward (Applicant) – Request to Amend the General Plan Land Use Map, Related Text in Appendix C: The General Plan Land Use Map, and Appendix D: General Plan and Zoning Consistency Matrix, through the Addition of a New Land Use Designation for Mobile Home Parks

Staff report submitted by Senior Planner Calame, dated March 10, 2005, was filed.

Chair Sacks recused herself from the meeting. Commissioner Thnay assumed the Chair.

Senior Planner Calame presented the staff report. He responded to questions from Commissioners. He stated he was not aware of whether other municipalities had similar designations.

Acting Chair Thnay opened the public hearing at 7:39 p.m.

Kathy Morris, President of the Hayward Mobilehome Owner's Association, read a statement about the concerns of members of the mobilehome community and the issues that threaten them when the mobilehome parks could be sold for other land uses. Mobilehomes are affordable dwelling units that provide housing to many elderly on a fixed or limited income, as well as others. These individuals would be displaced and not be able to find similar housing at an affordable amount. She urged the Commission's support of recommendation to add the designation to the General Plan in order to eliminate the threat of loss of this housing. She stated that they have been working with

the City Attorney's Office to provide a comprehensive Mobilehome conversion ordinance and this represents only a part of this effort. She thanked the City Council, especially Council Member Ward, for this solution.

Bob Billmire, Hayward resident and Chairman of amendments committee for the 9 mobilehome parks, urged the Commission to support the recommendation.

Lee Mosher, resident of Eden Gardens, asked if this action would guarantee that the land would not be used for anything other than a mobilehome park.

Senior Planner Calame stated that this action elevates the level of discussion and concern over any future amendment proposal, and that it would not be considered lightly. It is an effort to recognize the need for mobilehome parks and to preserve affordable housing to the extent possible, he added.

Acting Chair Thnay closed the public hearing at 7:46 p.m.

Commissioner Peixoto asked for further clarification regarding the current medium density designation and if in making this decision were they infringing on the rights of the owners to sell their property and make profit.

Assistant City Attorney Conneely stated that there is no guarantee that a land use designation would remain the same, but the process would have to be the same as any other zone change. She noted that the City's General Plan can only be amended four times a year, which indicates the importance of such undertakings.

Commissioner Peixoto moved the item, seconded by Commissioner Bogue, per staff's recommendation.

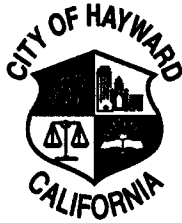
Commissioner Bogue said he supported the motion as he agreed with the findings.

Commissioner McKillop said that ordinarily she agreed that an individual had the right to do what he wishes with his/her property, but because so many individuals might be displaced, she also would support the motion.

Commissioner Lavelle stated that she, too, supported the motion as there is a need for a wide mix of housing in Hayward. This action shows that the Commission cares for the mobilehomeowners and wishes to maintain them.

Commissioner Thnay also indicated the importance of the action and said he supported the motion.

Commissioner Peixoto moved, and Commissioner Bogue seconded, and approved by the following vote, noting that Chair Sacks did not participate in the deliberation of the motion, to recommend that the City Council adopt the Negative Declaration and proposed amendments to the General Plan, subject to the findings in the report.



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AYES: COMMISSIONERS Lavelle, McKillop, Bogue, Peixoto
ACTING CHAIR Thnay
NOES: COMMISSIONER
ABSENT: COMMISSIONER Zermefio
CHAIR Sacks
ABSTAIN: COMMISSIONER None

ADDITIONAL MATTERS

2. Oral Reports on Planning and Zoning Matters

Planning Manager Anderly announced that there was a Special Joint City Council/Planning Commission Work Session scheduled for Tuesday, March 15. The next regular Planning Commission meeting is scheduled for March 24.

3. Commissioners' Announcements, Referrals

None

APPROVAL OF MINUTES

Minutes of February 24, 2005.

The minutes were unanimously approved.

ADJOURNMENT

The meeting was adjourned by Acting Chair Thnay at 7:55 p.m.

APPROVED:

Julie McKillop, Secretary
Planning Commission

ATTEST:

Connie Macias
Deputy City Clerk